

**DRAFT SOUTH LAKE UNION NEIGHBORHOOD PLAN
GOALS AND POLICIES (*with comments from the open house*)**

Neighborhood Character

Goal 1. A vital and eclectic neighborhood where people both live and work, providing a range of housing choices, diverse businesses, arts and amenities to support and attract residents, employees and visitors.

Policy 1. Create clusters of businesses and community activities through co-location of retail, community, arts, and other pedestrian-oriented uses in key pedestrian activity nodes and corridors.

Modify to say: "Create clusters of businesses and community activities where appropriate of retail, community, arts, and other pedestrian uses..."

Policy 2. Promote diversity of building types and support the diverse characters of neighborhood sub-areas.

Add sentence: In sub-areas where bio-tech and life science research uses take place, diversity of building types may not be appropriate.

Housing yes! Abolish IC zone to allow housing.

Change to say "Retain building types..." promote adaptive re-use so physical flavor and history of neighborhood(s) aren't lost.

Policy 3. Encourage developers of projects adjacent to parks to consider that park's character in designing their projects.

Recognize maritime history & preserve it.

Policy 4. Encourage the development of a live and work community where employees live in the neighborhood and residents can find the goods and services they need.

Policy 5. Work to make the neighborhood safe for all community members.

Change to say: Ensure the neighborhood is safe for all community members by encouraging live/work mixed-use development, evening businesses and activities, safety through environmental design, neighborhood block watch, and by establishing community policing.

We need more information about plans to keep biotechnology businesses safe in the event of disasters.

Define "safe" and create a diversified category of community members, one that is supportive and includes the City's goal of ending homelessness. The goal is not to create suburban communities (sterile) in an urban (lively) setting.

A policy on preservation of existing buildings & uses should be retained (Existing SLU P-5)

Develop funding sources for parks & arts from developers & businesses in neighborhood.

- Goal 2. A neighborhood that recognizes its history as a maritime and industrial community and embraces its future as a growing urban center that provides for a wide range of uses.

Consider South Lake Union as a comprehensive maritime heritage center, and then consider the whole lake as a maritime cultural zone. The Armory should be a maritime heritage museum.

- Policy 6. Explore incentives to encourage preservation, reuse, and rehabilitation of historically significant structures in the neighborhood.

Change "reuse" to "adaptive reuse"

At park , make plans for community/heritage center with lots of activities for individuals, families, celebrate history and diversity.

Edit Policy 6 to say "Establish incentives" instead of "Explore" (1 person agreed)

Policy 6 should be stronger as current city practice is rendering this policy goal irrelevant.

Strengthen historic preservation practices, current laws don't seem to have much "bite."

Incorporate history into South Lake Union park.

- Policy 7. Support existing organizations that provide for an eclectic and livable community, including arts and culture, human services, maritime and educational organizations.

This is crucial to character and "authenticity" of the area. Build onto what's here, not run over it all. Labor history is important. (1 person agreed).

Add a policy: "Provide zoning and land use incentives (or tax incentives) that preserve the diverse mix of maritime, industrial, and downtown-core service businesses traditionally occupying the neighborhood. (1 person agreed)

- Goal 3. A neighborhood that serves as a regional center for innovative organizations, thinking and learning and supports a diverse and vibrant job base.

Recognize the importance of green areas. Trees, plants, live neighborhoods!

- Policy 8. Support the growth of South Lake Union's biotechnology, information technology, and sustainable building industries through economic development strategies, land use incentives, infrastructure development, and workforce training.

Add "environmental sciences and technology" after biotechnology.

I'm concerned about the biotechnology firms in this neighborhood. The biotechnology firms shouldn't get incentives.

Add sustainable industries and low-impact industries to the list.

- Policy 9. Recognize the importance of schools and learning opportunities as components of a sustainable and livable community, attracting families and increasing the skills of residents and employees.

- Policy 10. Foster a collaborative and creative economy through interaction between different types of organizations in the community, including arts and culture organizations, human service and education agencies, and other neighborhood businesses and organizations.

Foster a sense of connection among people. Less emphasis on economy and more emphasis on connected community. Let's build a neighborhood that is connected.

- Goal 4. A neighborhood where arts and culture thrive, with attractions for citywide audiences and a broad range of arts and cultural organizations.

Include the various maritime heritage organizations in discussions of culture: Northwest Seaport, Northwest Schooner Society, Virginia V Foundation, Discovery Modelers Education Center, Fireboat Duwamish Foundation, Puget Sound Maritime Historical Society

I'd like to see a "cultural center" where people from different cultures can meet, and hang out and learn about the different cultures. Detroit has a model for this.

- Policy 11. Encourage characteristics that favor a sustainable arts and cultural presence, including affordable and adaptable venues for making,

performing and displaying art that meet the diverse needs of artists and arts organizations.

Policy 12. Provide for a livable community by encouraging artistic activities that create a positive street presence during the evening hours.

Policy 13. Seek to incorporate the arts into the design of public projects and the use of public spaces.

Add a new goal: A neighborhood that supports this and future generations by providing life-long learning and enrichment opportunities.

Add a new policy: Establish K-12 public school opportunities which draw on the cultural heritage of the neighborhood and the rich diversity of businesses and organizations to support neighborhood families.

Add a new policy: Encourage neighborhood K-12 private schools that meet the specialty needs of neighborhood families.

Add a new policy: Encourage the development of higher education, apprenticeship and internship opportunities and adult learning offerings that reflect the innovative climate of the community.

Add a new policy: Foster informal, community based-historical, cultural, artistic and scientific learning and enrichment activities for visitors and area residents.

Transportation:

Question: how many people (I mean kids) will ride to schools in this area?

Goal 5. A livable, walkable community that is well-served by transit and easy to get around by foot, bike or transit.

Add: ", or waterway" to the end of this sentence

It might be useful to have a new & improved "way finding" system integrated into this element.

I would like to see "water taxis" and human-powered watercraft included in the non-automobile transportation options encouraged in this plan.

Policy 14. Work with transit agencies to provide transit service to and through South Lake Union to meet growing demand and changing markets.

Policy 15. Promote a safe system of pedestrian and bike connections linking key activity areas and destinations, such as open spaces and arts facilities.

Walking ring around Lake Union.

Give us a real bike path (or lane) around Lake Union. The choice is either a traffic lane with cars or sharing a pedestrian walkway!

We need great & secure bike cages/racks sooner rather than later to promote sustainable transportation options. It'd be nice to see SLU modeling the use of sustainable transportation options as the neighborhood develops, not just when it's done.

Goal 6. A transportation system that provides safe, convenient access to businesses, residences, and other activities in the neighborhood.

Policy 16. Collaborate with businesses, developers and transit providers to reduce demand for automobile trips by making transit and other alternative modes attractive choices for residents and commuters.

Policy 17. Develop flexible off-street parking requirements that provide parking adequate to a building's occupants, discourage driving, and encourage the use of transit, walking, bicycling, and other alternative modes.

Delete "discourage driving"

Replace "discourage driving" with "encourage alternatives to driving, including the use of..." let's be positive! (1 commenter disagreed, 3 agreed)

Reduce (or abolish) parking requirement for housing or live/work to promote alternative transit (1 person agreed)

Limit or abolish parking requirement for housing (like Downtown zone), to drive-down development costs and to encourage alternative transit modes. (2 people agreed, 1 disagreed).

Policy 18. Encourage the efficient use of on-street parking for neighborhood businesses, residences, and attractions through innovative parking management and pricing strategies.

Pay stations won't be used in this neighborhood. (People who now park in free 2-hour won't pay.)

Recognize large population of homeless population with vehicles (car campers? but I hate that term.) Encourage practices with parking requirements that will not be unfairly "felt" by low-income residents and homeless residents.

Goal 7. A well-connected neighborhood with bicycle, pedestrian, waterborne and vehicular access to adjacent neighborhoods.

Policy 19. Explore transportation improvements to link South Lake Union with its surrounding neighborhoods.

Don't move faster on housing & business growth than transportation improvements can be made. The neighborhood & its changes will effect other neighborhoods – e.g. Eastlake – this is the entrance to the Eastlake area so the ripple effect hits Eastlake! Please be considerate neighbors.

Goal 8. A neighborhood with principal arterials that move people and freight efficiently through the neighborhood, support local access, and provide circulation for all modes.

Policy 20. Create a street network that enhances local circulation and access for all modes of travel by balancing the need to move people and freight efficiently through the neighborhood with the need for increased accessibility and safety for pedestrians and bicyclists.

Policy 21. Encourage improvements to Mercer and Valley Streets that support development of South Lake Union Park, improve neighborhood circulation for all modes, and move people and freight efficiently through this corridor.

Study after study has shown that a two-way Mercer would have no effect on congestion. Why are we wasting money on this? Beautify it – sure, but spend millions? Why?

The Mercer/Valley changes are indefensible. The City's own studies show longer vehicle travel times and more congested intersections than under a no-action alternative. The cost is excessive, and the delays to traffic (re – the cost in dollars of the lost) has not been adequately addressed.

The City should stick to the original neighborhood plan – straighten the jog of westbound Valley @ Fairview, and do one additional Aurora crossing (@ Roy or a similar location) - Agree!

Add a new policy: "Encourage the lowering of Aurora (as part of the Viaduct project) and integration with 2-way Mercer that results in a coordinated and integrated transportation system that both works locally and city-wide"

Lowering Aurora, according to the AWW DEIS, has no effect on connectivity across Aurora (i.e. the EIS says its essentially neutral – but very expensive).

Parks and Open Space

Goal 9. Parks and open spaces provide an obvious and inviting purpose, accessible to and meeting the needs of an increasingly diverse neighborhood as it grows and changes.

- Policy 22. Support the development of South Lake Union Park as a local and regional waterfront attraction which celebrates the area's natural history and maritime heritage.

Be sure the "history trail" includes an inside area for pictures of history of the lake – include all the logging history, Boeing plant history, etc.

Provide areas for boats to dock at park so folks can come to a maritime park via a maritime vehicle (aka a boat).

The lake is a major part of several neighborhoods – respect all neighbors.

Make sure that nature is part of the plan for South Lake Union Park.

Keep the Wawona! This policy is being proved empty by City actions.

Complete South Lake Union Park.

- Policy 23. Support the continued use of Cascade Playground as a community resource and model for sustainable parks development.

- Policy 24. Support Denny Park's historic character while identifying opportunities to encourage more use of the park.

- Policy 25. Consider a variety of tools, including regulatory and incentive measures, leveraging of transportation improvements, and joint projects with multiple city departments and/or other public agencies to provide for new open spaces.

This policy is moot if these "tools" are structured in a way that allows major developers (i.e. Vulcan) to pay less than they currently are required to to mitigate their projects (i.e. what is the "public benefit" realized by increasing heights and/or lowering open space/setback requirements without corresponding impact fees or tangible public benefits.

- Policy 26. Encourage the acquisition and development of public or private spaces which provide for active play and recreation.

- Policy 27. Use visual and physical connections between open spaces, adjacent streets and surrounding activities to stimulate positive social interactions.

Make it easy to get to other parks – walking, biking, boating.

Policy 28. Identify opportunities for alternatives to traditional open spaces.

What does this mean?

Green streets.

Add a new policy: "Encourage the recognition and use of Lake Union as open space by promoting water-based recreational activities, supporting maritime training and education, and establishing multiple public access points to the water."

Add a new policy: "Recognize streets, sidewalks and intersections as open space and develop innovative means to allow for multiple use."

Add a new policy: "Support the connection of the Blue Ring Strategy to and through South Lake Union by introducing water flows and features as elements of parks and open space."

Add a new policy: "Encourage the development of roof-top, vertical wall, and terrace gardens to increase physically and visually accessible open space."

Add a new policy: "Support regional biodiversity by encouraging a rich and diverse network of public and private parks and open space."

Housing

Goal 10. A wide range of housing types is integrated into the community accommodating households that are diverse in their composition and income.

Need all housing types: student (Cornish), live/work (artists and professional use), affordable, market rate, premium (yes, even this), and assisted living/senior.

Strongly support this goal.

Better housing should be included. Also middle & upper middle, etc.

Policy 29. Provide incentives to encourage housing for people across a range of incomes in a variety of housing types.

Policy 30. Encourage affordable housing units throughout the community through new construction and preserving existing buildings.

Affordable housing is important but don't promote it to the detriment of market-rate and for-sale (condo) housing. Diversity requires the whole spectrum.

Policy 30 would be great – if Vulcan let the City follow it (oops, I mean if the city enforced it on Vulcan.)

Only 360 low income units are planned? That increases traffic for service employees needed in neighborhood.

Please promote having some buildings for low-income housing.

Policy 31. Encourage both rental and ownership housing.

Policy 32. Promote housing, amenities, and services, including schools and childcare, that will attract more families to move into the South Lake Union neighborhood.

Add a policy: Provide incentives to encourage a mix of affordable housing units within market rate developments.

Require new housing to include, onsite, units for very low-income people (no more than 50% median). Existing unsubsidized units already service this demand and the City is allowing them to be torn down and not replaced in kind.

Goal 11. Housing in South Lake Union is affordable for and attractive to workers in South Lake Union, to enable people to live near their jobs.

Work with banks to count the savings from a short commute into mortgage qualifications.

Policy 33. Encourage employers to develop and participate in strategies that promote employees living near their work.

Policy 34. Allow housing throughout South Lake Union to provide opportunities for people who work in this or nearby neighborhoods.

Abolish the IC zone. Allow housing in all parts of the neighborhood.

Do away with zoning that restricts/prohibits housing throughout the neighborhood (IC) zone.

Policy 35. Identify locations within South Lake Union where housing could be particularly concentrated in order to create viable urban residential communities.

Policy 36. Promote the development of live-work housing, especially live-work housing designed to meet the special needs of groups like artists and their families.

Provide live-work opportunities for leaders in sustainable lifestyles.

Sustainable Development

I'm very happy to see the sustainability element.

Add sustainability indicators in South Lake Union to the plan.

Have employers "buy in" to community vision of South Lake Union – literally, not as incentive, but as a means to create community. Require more of developers to fit into neighborhood plan (design guidelines, supporting infrastructure, etc.)

Goal 12. A neighborhood that acts as a model for sustainable redevelopment.

Policy 37. Encourage low-impact development that can control consumption of resources, improve public health and safety, and provide for multiple environmental benefits.

Policy 38. Encourage building design that allows for views through the neighborhood to Lake Union and the Downtown Skyline and natural light at street level.

Rewrite: "Allow for building design that encourages views along street public rights of way (not alleys) to Lake Union..."

Delete view portion of policy 38. The City's Shoreline Master Program and SEPA policies already contain finely honed legislative statements of policy on the difficult issue of view protection.

Encourage development that retains view corridors from street level too.

Not the width of the view, but instead the quality: street trees, interesting façades, underground utilities, etc.

Policy 39. Encourage careful stewardship of water quality in Lake Union, including strategies to improve the quality of water flowing into the lake.

Policy 40. Provide for a stable and reliable supply of power to high technology and biotechnology firms in South Lake Union, which have unique load and service requirements, while exploring new sources of energy for heating and cooling.

Make the last phrase (while exploring...) a new policy: Support the development of new sources of energy for heating and cooling, renewable energy, distributed co-generation, and energy conservation through building, block, and infrastructure innovation.

Expand the policy to talk about other users. Shouldn't be doing things just for the biotechnology industry.

This should only occur after significant development has already occurred (not front-loaded, as now proposed, to encourage development that may or may not occur as planned.)

If "new sources of energy for heating and cooling" means the proposal to pipe cold H2O from Lake Washington – no, no, 1000 times no!

Policy 41. Encourage designs of public spaces and private buildings that can accommodate the needs of people with a range of ages and abilities, allowing residents to age in place.

Policy 42. Seek to increase tree coverage, reintroduce native plant species into the neighborhood and provide for additional wildlife habitat appropriate to the urban environment.

Other Comments

I'm disappointed at the emphasis on biotech and the lack of interest in social services. The City has a goal to end homelessness and this very urban area would be a great place to address this issue.

I think the most important thing to remember is that SLU is an urban community and that because of that; it means opening up our idea of what community is. In many suburban and neighborhood communities, that means good schools, quiet, comfy neighboring homes. It can mean that here too, but it often includes unpleasant things: noise (sirens, traffic, street life, etc.), lights (is it ever really dark in the city?), dirt (litter, oil spots, etc.) and evidence of the shortcomings of our society, (homelessness, drug abuse/use, and people who don't pick up after their dogs [special place in hell for those folks, I tell ya!]) Anyway, my point is: urban centers should not be beholden to the same set of criteria as suburban or neighborhood communities. We should not shun those urban aspects of life that aren't attractive to us. At worst, we accept that they exist and attempt to accompany space with them. At best, we acknowledge our own societal contributions to them and seek positive change. We should not try to create suburban safety (and emotional distance) within an urban maelstrom. Affect change without sweeping our ghosts under the rug or into another urban area, please. I'd love to see more energy spent on creating community with all of our urban neighbors, rather than the beautiful, yet cold, creation of an urban center which leads to the eviction of the least advantageous of our citizens.

The "unnamed triangle" blocks should be attached to the uptown urban center, because the stewardship organizations for the Queen Anne planning area, of which uptown is a part, are active community participants in the master plan phase of the Bill & Melinda Gates Foundation campus. The triangle should support the Gates Foundation Campus with residential units and commercial retail and services.